

REVISED

DEVELOPMENT REVIEW COMMISSION
AUGUST 26, 2008

Tempe Public Library
Program Room – Lower Level
3500 South Rural Road, Tempe, AZ 85282
6:00 PM (Study Session 5:30)

1. CONSIDERATION OF MEETING MINUTES: 8/12/08 - **APPROVED**
2. Request for **ZONING AND DEVELOPMENT CODE AMENDMENTS (PL080143)** (City of Tempe Development Services, applicant) consisting of changes within the Code, providing reinvestment opportunities in our single-family residential neighborhoods relating to provisions for increased fence heights in the front yard, reduced rear yard building setbacks when adjacent to an alley, and establishing time limitations when holding a required neighborhood meeting. The request includes the following:

ZOA08001 – (Ordinance No. 2008.28) Code Text Amendment for the Zoning and Development Code Sections 4-202, 4-706, 6-308, 6-401 and 6-402.

THIS CASE WAS CONTINUED FROM THE JULY 8, JULY 29 AND AUGUST 12, 2008 HEARINGS

STAFF REPORT: [DRCr_ZDCamendments_082608.pdf](#)

RECOMMENDED APPROVAL WITH MODIFICATIONS

3. Request for **PRECISION DIE AND STAMPING (PL070240)** (Daniel Rossey, property owner; Gary Brinkley, Cawley Architects, LLC, applicant) for a 8,523 s.f. building addition to an existing 14,464 s.f. office/warehouse building on 1.03 acres, located at 1744 West 10th Street, in the GID, General Industrial District. The request includes the following:

DPR07255 – Development Plan Review for a site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_PrecisionDieStamping_082608.pdf](#)

APPROVED ON CONSENT

4. Request for **DRURY INN AND SUITES HOTEL (PL070546)** (Larry Hasselfeld, Drury Development Corporation, property owner; Dennis Newcombe, Beus Gilbert PLLC, applicant) consisting of an 8 story hotel building, with approximately 124,519 s.f. of building area on 2.96 net acres), located at 1780 West Ranch Road in the PCC-1, Planned Commercial Center Neighborhood and GID, General Industrial Districts, and within the Southwest Tempe Overlay District. The request includes the following:

PAD08011 – (Ordinance No. 2008.40) Planned Area Development Overlay to modify the development standards to allow for a building height increase from 60 feet to 99 feet.

ZUP08112 – Use Permit to allow a hotel use in the GID, General Industrial District.

DPR08150 – Development Plan Review including site plan, building elevations and landscape plan.

STAFF REPORT: [DRCr_DruryInnandSuitesHotel_082608.pdf](#)

APPROVED DEVELOPMENT PLAN REVIEW AND USE PERMIT, RECOMMENDED APPROVAL OF PLANNED AREA DEVELOPMENT OVERLAY.

5. This is the introduction hearing for **ELEMENTS ART CAMPUS PHASE (PL080239)** (Nancy Ryan, City of Tempe, property owner and applicant) consisting of a Major General Plan Amendment of approximately 41 acres of land located at 1102 West Rio Salado Parkway in the R1-6, Single Family Residential, MU-4, Mixed-Use High Density and GID, General Industrial Districts. The request includes the following:

GEP08003 – (Resolution No. 2008.72) General Plan Major Land Use Map Amendment to change:
4.5 acres from Public Recreational/Cultural to Mixed-Use, 2.57 acres from Public Recreational/Cultural to Industrial,
5.57 acres from Public Open Space to Industrial and 28 acres from Public Open Space to Commercial.

NOTE: THE SECOND PUBLIC HEARING IS SCHEDULED FOR SEPTEMBER 9, 2008

STAFF REPORT: [DRCr_Elementsartcampus_082608.pdf](#)

THIS HEARING WAS THE INTRODUCTION HEARING/NO ACTION TAKEN

6. **ANNOUNCEMENTS – STUDY SESSION ON SEPTEMBER 9, 2008 WILL BE FROM 5:30 TO 6:30 IN THE DEVELOPMENT SERVICES LOBBY CONFERENCE ROOM WITH REGULAR HEARING TIME TO BEGIN AT 6:30.**

For further information on the above agenda items, contact Development Services, Planning Division (480) 350-8331. **Cases may not be heard in the order listed.** The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

09/02/2008 1:27 PM